

2008-007090

Klamath County, Oregon



00046137200800070900020022

05/13/2008 02:54:13 PM

Fee: \$26.00

After Recording Return to:

DERWIN DECKER and KATHLEEN A. DECKER

5549 Independence Ave
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DERWIN DECKER and KATHLEEN A. DECKER

Same as above

ATE=65790-PC

WARRANTY DEED

(INDIVIDUAL)

JOHN WORTHINGTON, herein called grantor, convey(s) to DERWIN DECKER and KATHLEEN A. DECKER, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$104,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated May 9, 2008.

John Worthington
JOHN WORTHINGTON

STATE OF OREGON, County of KLAMATH) ss.

On MAY 9th, 2008 personally appeared the above named JOHN WORTHINGTON and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065790

Before me: Pamela J. Callen
Notary Public for Oregon
My commission expires: 02-19-2008

Official Seal

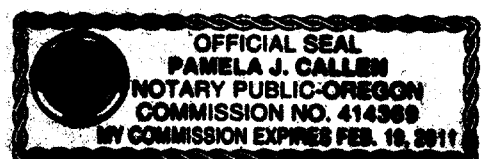


Exhibit A

All of Tract No. 34, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the following described parcel:

Beginning at the Northeast corner of Lot 34, Independence Tracts, situated in the NE 1/4 of the NE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along the boundary between Lots 33 and 34, South 0° 13' East 270.86 feet to the Southeast corner of Lot 34; thence along the Southerly boundary of said Lot 34, North 66° 59' West, 17.41 feet to a point; thence parallel to the Easterly line of said Lot 34; North 0° 13' West, 267.34 feet, more or less, to the Northerly boundary of said Lot 34; thence along said Northerly boundary, South 78° 23' East, 16.35 feet, more or less, to the point of beginning.

CODE 041 MAP 3909-011AA TL 04000 KEY #547983